

THE VALENCIA CONDOMINIUMS - PETS

No animals, livestock, fowl or poultry of any kind shall be raised, bred or kept in any Unit or in the Common Elements, except that generally recognized household pets, which are gentle in disposition and domesticated, including dogs, cats, caged birds and aquarium fish, may be kept in Units, subject to the provisions of Section 13(a) hereof and the rules and regulations adopted by the Association, which rules or regulations may exclude any kind of pet including dogs, cats or birds, by type or category; provided that no otherwise authorized pets may be kept, bred, or maintained for any commercial purpose; and provided further that any otherwise authorized pet causing or creating a nuisance or unreasonable disturbance shall be permanently removed from the Property upon three (3) days' written notice from the Association. Without limiting the generality of the foregoing, no snakes of any kind and no dogs of the American Pit Bull breed or of a mixed breed that includes said breed may be kept or brought onto the Property. Permitted house pets shall also include any specially trained animals that serve as physical aids to handicapped persons, regardless of the animal's size or breed. Each Unit Owner and each Occupant shall be responsible for picking up after any animal kept in his or her Unit, including without limitation, removing any waste deposited by such animal anywhere on the Common Elements. No pet shall be allowed outside of its Unit unless the pet is carried or held on a leash, and no pet shall be leashed to a stationary object on the Common Elements or left unattended outside of a Unit, on a Balcony or Patio. The Board shall have the right to fine any Unit Owner who violates the provisions of this paragraph.